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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 30th March, 2026

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No.GH/V/58 of 2026/UDUHD/DVP/e-file/18/2025/4985/L: WHEREAS, the Lunawada Area Development Authority (hereinafter referred to as "the said Authority") prepared and published the Draft Second Revised Development Plan-2042 (hereinafter referred to as "the said Draft Development Plan") in respect of the lands included within it's limit under the provisions of Section 13(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act"). Notice regarding publication of the said Development Plan for calling objection or suggestion, if any, with respect to the said Development Plan was published in the Gujarat Government Extraordinary Gazette Part II, Vol-LXV on dated 28.12.2024.

AND WHEREAS, the said Authority submitted the said Draft Development Plan under sub section (1) of section 16 of the said Act to the Government of Gujarat for sanction on dated 29.07.2025;

AND WHEREAS, the State Government is of opinion that substantial modifications are necessary in the Draft Second Revised Development Plan-2042 submitted by the said Authority under section 16 of the Act on dated 29.07.2025.

NOW THEREFORE, in exercise of the powers conferred by proviso to sub clause (ii) of clause (a) of sub-section (1) of section 17 of the said Act 1976, the Government of Gujarat here by;

(1) Proposes to modify the aforesaid Development Plan subject to the modifications enumerated in the schedule appended hereto, and

(2) Calls upon any person to submit suggestion or objection, if any, with respect to the proposed modifications to the Principal Secretary, Urban Development and Urban Housing Department, Block No. 14, 9th Floor, New Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of publication of this notification in the official gazette;

SCHEDULE

Proposed modifications in the Draft Second Revised Development Plan-2042 of Lunawada Area Development Authority

1. The land bearing R.S.No. 730/P of village: Lunawada earmarked as Pocket-1 designated for "Residential Zone" shall be deleted from the said zone and shall be designated for "Water body" Zone under Section 12(2)(c) of the said Act, as shown in the accompanying plan.
2. The land bearing R.S.No. 8 of village: Lunawada earmarked as Pocket-2 designated for "Residential Zone" shall be deleted from the said zone and shall be designated for "Water body" Zone under Section 12(2)(c) of the said Act, as shown in the accompanying plan.
3. The land bearing R.S.No. 477/P, 476, 474, 473, 472, 475, 471/P, 470/P, etc. of village: Lunawada earmarked as Pocket-3, R.S.No. 445/P, 446/P, 447/P, 448/P, etc. of village: Lunawada earmarked as Pocket-4 and R.S.No. 463/P, 464, 468, 467, 466, 465, 462, etc. of village: Lunawada earmarked as Pocket-5 designated for "Agriculture Zone" shall be deleted from the said zone and shall be designated for "Residential Zone" under Section 12(2)(a) of the said Act, as shown in the accompanying plan.
4. The 30.00 mtr. wide road earmarked as A1-A2-A4-A5-A6 is deleted and land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown in the accompanying plan.
5. The 30.00 mtr. wide road is proposed through land of R.S.No. 322, 286, 287, 438, 441, 442, etc of Village: Lunawada earmarked as A1-A3 under section 12(2)(d) of the said Act, as shown on the accompanying plan.
6. The 24.00 mtr. wide road is proposed through the land of R.S.No. 574, 579, 548, 583, 550, 567, 568, 569, etc of Village: Lunawada earmarked as A7-A8-A9-A10-A11-A12 under section 12(2)(d) of the said Act, as shown on the accompanying plan.
7. The 18.00 mtr. wide road passing through the land of R.S.No. 65 and 66 of village: Juna Kalava and R.S.No. 150, 151, 155, 156, 157, etc of Village: Lunawada earmarked as A15-A16-A17-A18-A19-A20 is proposed under section 12(2)(d) of the said Act, as shown on the accompanying plan.
8. The 24.00 mtr. wide road earmarked as A13-A14 and A21-A22 is deleted and land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown in the accompanying plan.
9. The land bearing R.S.No. 485/P, 486, 487/P, 488/P, 489/P, 490, 491/P of village: Lunawada earmarked as Pocket-6 designated for “Public Purpose Zone” shall be deleted from the said zone and shall be designated for "Residential Zone" under Section 12(2) (a) of the said Act as shown in accompanying plan.
10. The “Recreational Zone” of 10 mtr. width on both side of Veri River is proposed under Section 12(2) (a) of the said Act as shown in accompanying plan.

NOTE : The Boundary of proposed modifications shown in accompanying plan shall prevail.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

Government Central Press, Gandhinagar.

Signature Not Verified
Signed by : BHOLUSINGH G THAKUR
Senior Manager
Government Central Press,
Gandhinagar
Date : 2026.04.02 20:37:54 IST